

PROJECT APPLICATION FORM – 2010

Applicant: Town of Acton, Steve Ledoux, Town Manager **Submission Date:** January 7, 2009

Applicant's Address, Phone Number and Email

472 Main Street
Acton, MA 01720
(978) 264-9636
rbartl@acton-ma.gov (contact: Roland Bartl)

Purpose: (Please select all that apply)

- ☒ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation

Town Committee (if applicable):

Project Name: Purchase of Caouette Land

Project Location/Address: Stow and Martin Streets, South Acton

Amount Requested: \$1,200,000

Project Summary: In the space below, provide a brief summary of the project.

This is a "Placeholder" Project Application

On October 26, 2009, the Town of Acton received a land offer under M.G. L. Ch. 61A, S. 14 for +/-14-15 acres of land in South Acton surrounding and including the portion of Mill Pond that lies to the west of the old railroad line, now the Town-owned ARRT right of way. The Town was offered to buy the land for \$1.2 million. Following an offer under 61A, the Town has 120 days to act. At this point, Town Counsel has informed the owner that the offer was not a valid offer under 61A for a number of reasons, and that therefore the clock has not started ticking. The land owner's attorney contends otherwise. The Town has also commissioned an independent appraisal. The above requested amount reflects the amount in the 61A offer and does not signal the Town agreement with that number at this point.

The Town would like to bring the purchase of this property formally to a CPC as a proposal for consideration at the April 2010 Annual Town Meeting if this matter is resolved in sufficiently short time from now. At this point, the Town wishes to inform the CPC that this matter may come up as a last-minute item.

The land subject in the 61A offer includes the larger westerly portion of Mill Pond, surrounding meadows, a house, frontage on Stow and Martin Street, and adjacency to the ARRT. Although not formally reviewed or discussed as part of any formal proposal, portions of the meadows appear usable for ball fields.

Estimated Date for Commencement of Project:

April/May 2010

Estimated Date for Completion of Project:

April/May 2010